

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MARCH 24, 2010  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **\*ALDINE DRIVE SLOPE RESTORATION - PROJECT NO. 152162**  
City Council District: 3; Plan Area: Mid-City

**STAFF: Jeanette Temple**

Site Development Permit application for the stabilization of a failing slope located in the public Right-of-Way on the south side of Aldine Drive, west of Fairmount Avenue and within the OR-1-1 Zone of the Central Urbanized Planned District and Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area. Mitigated Negative Declaration No. 152162  
Report No. HO-10-017

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MARCH 24, 2010

ITEM-5: **SVEDLUND MAP WAIVER - PROJECT NO. 199251**

City Council District: 1; Plan Area: La Jolla

**STAFF: Jeannette Temple**

Coastal Development Permit (CDP) and Map Waiver (MW) with a California Environmental Quality (CEQA) Exemption, to amend CDP 172953 and MW 241267 to remove one condition to underground on-site overhead utilities at 7331 Eads Avenue in the RM-1-1 Zone, the Coastal Overlay (non-appealable) Transit Overlay, Residential Tandem Parking Overlay and the Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area. Exempt from Environmental. Report No. HO-10-032

**RECOMMENDATION:**

Approve

ITEM-6: **1049 HORNBLEND STREET - PROJECT NO. 193006**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Glenn Gargas**

Coastal Development Permit and Tentative Map with a request to waive the requirement to underground the overhead utilities, to demolish existing structures and construct four residential condominiums within a three-story building to total approximately 7,773 square feet of gross floor area on a 0.14 acre property. The project site is located at 1049 Hornblend Street, in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from Environmental. Report No. HO-10-031

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MARCH 24, 2010

ITEM-7: **FAKHIMI RESIDENCE - PROJECT NO. 179961**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Helene Deisher**

Site Development Permit for development within the La Jolla Shores Planned District. The project proposes a partial demolition and a 1,846 square foot addition to an existing 3,436 square foot single family residence on a 0.46 acre site at 7790 Via Capri in the SF Zone of La Jolla Shores Planned District within the Coastal Overlay (non-appealable) and Coastal Height Limit Overlay zones of the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-10-033

**RECOMMENDATION:**  
Approve

ITEM-8: **\*PALM AVENUE CAR WASH - PROJECT NO. 155821**  
City Council District: 8; Plan Area: Otay Mesa-Nestor

**STAFF: PJ Fitzgerald**

Coastal Development Permit and Site Development Permit (ESL) to construct a 8,928 square-foot car wash with convenience store and associated site improvements on a vacant 0.94-acre site. The property is located at 1440 Palm Avenue in the CC-4-2 Zone within the Otay Mesa-Nestor Community Plan, and Coastal (appealable), Coastal Height Limit, FEMA Flood Plain (100-year) and Parking Impact Overlay Zones. Mitigated Negative Declaration No. 155821 Report No. HO-10-034

**RECOMMENDATION:**  
Approve